

Excerpts
Planning Commission Minutes
September 10, 2003

Application No. UP-622-03, Colson and Colson Construction Company: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 6, number 2) of the York County Zoning Ordinance, to authorize the establishment of a 118-suite senior housing-congregate care facility on an 8.23-acre portion of a 10.4-acre parcel located on the north side of Fort Eustis Boulevard (Route 105) approximately 240 feet west of its intersection with Route 17. The property, further identified as Assessor's Parcel No. 24-63-2, is zoned GB (General Business) and is designated for General Business development in the Comprehensive Plan.

Mr. Tim Cross, Principal Planner, presented a summary of the staff memorandum to the Commission dated August 29, 2003, in which the staff recommended approval. He indicated the architect, Mr. Garth Brandaw, attended to speak in behalf of the applicant.

Mr. Hamilton inquired if the Fire Marshal had noted any problems with the proposal. **Mr. Cross** replied that the Fire Marshal reviewed the application and indicated no problems or flaws with the design.

Mr. Hamilton asked whether special training was recommended for Fire and Life Safety staff for safety procedures to remove residents in case of fire or other emergency. **Mr. Cross** said, because that had been a concern of the Senior Housing Study Committee, the applicant was required to submit an evacuation plan, information on building materials, and procedures in effect in case of an emergency. The applicant has done that, he said, and the Fire Marshal has not indicated any problems. **Mr. Cross** added that the facility would be required to install fire sprinklers.

Mr. Simasek asked for a definition of an "underground vault." **Mr. Harvell** explained it was a reservoir for water in case a hydrant was frozen or inoperable.

Mr. Harvell asked if elevators are planned for the facility, and **Mr. Cross** said they are.

Mr. Harvell asked if the applicant could further develop the property. **Mr. Cross** said 118 units are the maximum number that could be constructed under the proposed use permit.

Mr. Heavner asked about buffer and additional security lighting along the proposed walkway between the proposed facility and McDonald's. **Mr. Cross** said a 50-foot buffer is required, and he thought low-level lighting fixtures would be a good security measure for pedestrians.

Mr. Barba inquired about senior drivers crossing Fort Eustis Boulevard from their driveway and making a left turn to access Route 17. **Mr. Cross** said that should be anticipated.

Chair Simasek opened the public hearing.

Mr. Garth Brandaw, Curry Brandaw Architects, 2601-15th Street, Salem, Oregon, spoke for the applicant. Mr. Brandaw said the applicant, whose specialty is congregate care, offers a unique type

of senior housing. He believed the location was excellent to serve a growing need in the County. He noted that 20 to 25 percent of their residents typically bring cars but usually find they do not need them when they find the extent of transportation provided by the facility.

Mr. Hamilton asked how many people would live in one unit. **Mr. Brandaw** said all of the units are singles except the approximately 10 percent occupied by married couples.

The Chair closed the public hearing.

Mr. Hamilton said the application represented a facility that is needed by the County and he hoped there would be more because senior citizens should be able to stay in the County.

Mr. Ptasznik believed the application adequately addressed many of the needs identified by the Senior Housing Study Committee and it is compatible with the Comprehensive Plan.

Mr. Simasek added it would be a credit to the County to have such a quality development for the first senior housing facility.

Mr. Heavner moved adoption of Resolution PC03-28. **Mr. Davis** indicated he would abstain, citing a professional conflict of interest.

PC03-28

On motion of Mr. Heavner, which carried 6:0:1 (Mr. Davis abstaining), the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A 118-SUITE SENIOR HOUSING CONGREGATE CARE FACILITY ON FORT EUSTIS BOULEVARD (ROUTE 105)

WHEREAS, Colson and Colson Construction Company has submitted Application No. UP-622-03, which requests a Special Use Permit to authorize the establishment of a 118-suite senior housing congregate care facility on an 8.23-acre portion of a 10.4-acre parcel located on Fort Eustis Boulevard (Route 105) approximately 240 feet west of its intersection with Route 17 and further identified as Assessor's Parcel No. 24-63-2; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 10th day of September, 2003, that Application No. UP-622-03 be, and it is hereby, transmitted to the

York County Board of Supervisors with a recommendation of approval to authorize a Special Use Permit for the establishment of a 118-suite senior housing congregate care facility on an 8.23-acre portion of a 10.4-acre parcel located on Fort Eustis Boulevard (Route 105) approximately 240 feet west of its intersection with Route 17 and further identified as Assessor's Parcel No. 24-63-2 subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a 118-suite senior housing congregate care facility on an 8.23-acre portion of a 10.4-acre parcel located on Fort Eustis Boulevard (Route 105) approximately 240 feet west of its intersection with Route 17 and further identified as Assessor's Parcel No. 24-63-2.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any land clearing or development activities on the site. Said site plan shall be in substantial conformance with the conceptual plan entitled "Yorktown Congregate Care Facility," prepared by Curry Brandaw Architects and dated July 28, 2003, supplemented by the project narrative submitted by the applicant, except as modified herein.
3. Development of the property shall be subject to the provisions of the Watershed Management and Protection Area overlay district set forth in Section 24.1-376 of the Zoning Ordinance.
4. The development shall be constructed and operated in conformance with the provisions of Section 24.1-411, *Standards for Senior Housing (Housing for Older Persons)*, of the Zoning Ordinance.
5. A sidewalk or other walkway shall be constructed to provide safe and convenient pedestrian access from the congregate care facility to the developed commercial property to the east (McDonald's restaurant).
6. The maximum number of resident suites shall be 118.
7. In accordance with Section 24.1-260(f) of the Zoning Ordinance, all outdoor lighting in excess of 3,000 initial lumens associated with the development shall be designed, installed, and maintained to prevent unreasonable or objectionable glare onto Fort Eustis Boulevard and adjacent properties and shall incorporate the use of full cut-off luminaires.
8. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.
